



10 Walford Road, Sibford Ferris, Oxfordshire

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10 Walford Road, Sibford Ferris, Banbury, Oxfordshire, OX15 5BL

A beautifully presented home with far reaching view of Sibford Gower and its own paddock of 0.70 acres.

Chipping Norton 8 Miles, Shipson-on-Stour 8 miles, Banbury 8 miles (by train 15 mins to Oxford and 55 mins to London Marylebone), Soho Farmhouse 10 miles, Diddly Squat Farm 10 miles, Daylesford Farm 11 miles, Moreton-in-Marsh 14 miles

Entrance Hall | Kitchen / breakfast room
Utility | Sitting room | Dining room | Study
WC | Principal suite with built in wardrobes and en suite shower room | 2 Double bedrooms (1 en suite) | Family bathroom | Garage | Garden Paddock | EPC Rating E

The property

10 Walford Road is a beautifully presented semi detached property in the heart of the village with a private paddock and valley views. Upon entering the property there is a central entrance hall off which all main reception rooms can be accessed.

The kitchen is an open and inviting space with space for a dining table and a good size utility with fitted units and belfast sink. The kitchen is fitted with a range of wall and base units, has a four point induction hob and a range of integrated appliances. The formal dining room is adjacent to the kitchen/diner and has a range on built in floor to ceiling cupboards and French doors on to the garden. Steps down lead into the triple aspect sitting room with garden views and doors on to a rear terrace. A study and WC complete the downstairs.

On the first floor there are two double bedrooms (1 en suite) a family bathroom and an impressive principal bedroom with en suite and fitted wardrobes.

Outside

Built in 2005 the property sits in an elevated position and enjoys valley views across to Sibford Gower. Landscaped for easy maintenance the rear garden has several terraces with an array of flowers beds and mature trees to enjoy.

Steps down lead to a garden gate where the wild flower and enclosed paddock can be accessed.

To the front of the property there is a parking space and single garage for parking or storage.

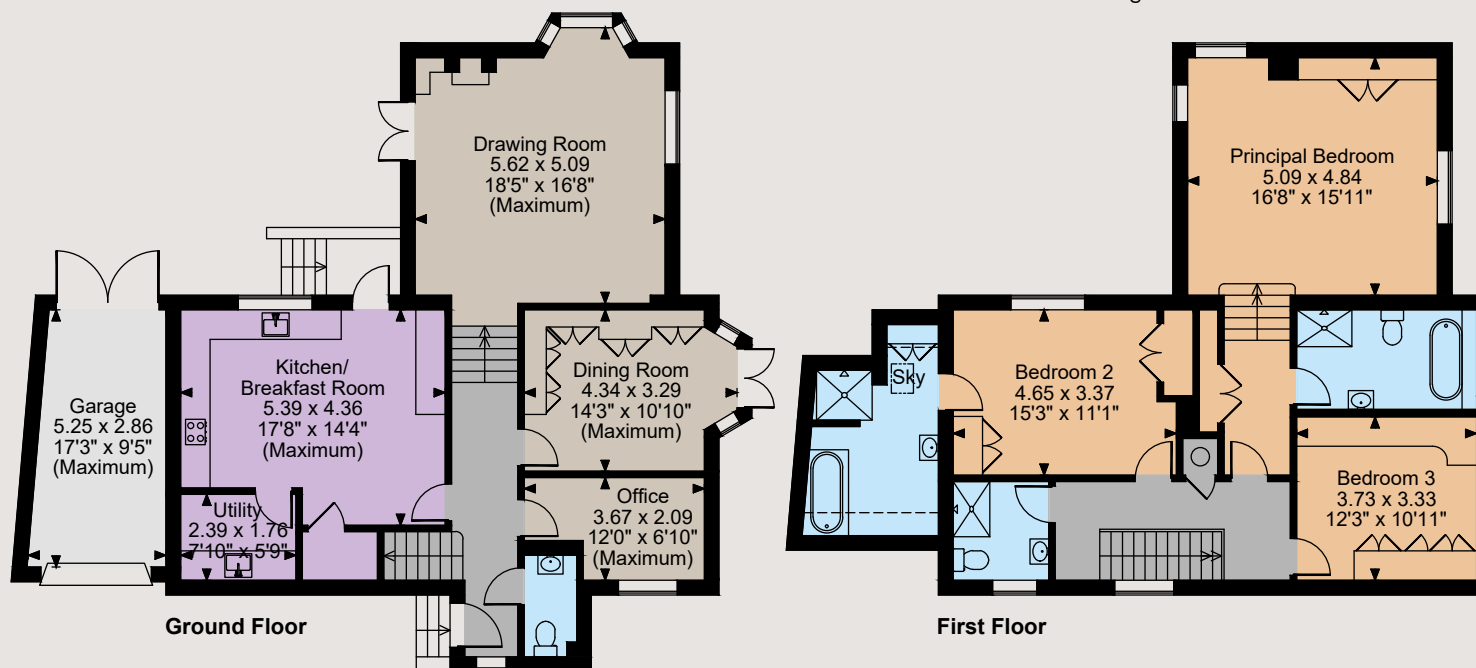
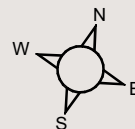
Location

Sibford Ferris is a quaint and picturesque village on the edge of the Cotswold Hills. The village is a sought-after location that, along with neighbouring Sibford Gower, benefits from having a number of local facilities including a village shop, a doctors' surgery, a post office, a public house and several excellent schools. One of which provides access to the school grounds and swimming pool for the Manor House residents. The Cotswold's Area of Outstanding Natural Beauty is on the village doorstep and footpaths and bridle ways offer various walking and riding routes.





Floorplans
House internal area 1,972 sq ft (183 sq m)
Garage internal area 147 sq ft (14 sq m)
Total internal area 2,119 sq ft (197 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

From Banbury, take the B4035 westwards towards Shipton-on-Stour. Proceed for approximately 6 miles passing through the villages of Broughton, Tadmerton and Swalcliffe. At the top of the hill, turn left as signed to Sibford Ferris and continue for about a mile into the village. After passing the village shop take the first left hand turn and then first right hand turn on to Walford Road. No.10 is the first house on the right.

General

Local Authority: Cherwell District Council

Services: Mains water, electric, Oil fired central heating, mains drainage

Service Charge: Managed by SJB Properties Banbury. £457.49 per annum

Council Tax: Band F

Tenure: Freehold

Guide Price: £875,000

Banbury

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